



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>80</b>	<b>80</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

## Falinge Road, Rochdale, OL12 6RU

### Offers Over £135,000

This well-presented two-bedroom first-floor apartment is ideally located in a sought-after area, offering both comfort and convenience. Upon entry, you are welcomed into a spacious living area that is flooded with natural light, creating a bright and airy atmosphere. The modern kitchen is fully equipped with integrated appliances, providing everything you need for easy living.

The apartment features two generously sized bedrooms. The second bedroom is perfect for use as a guest room, home office, or additional living space. A contemporary family bathroom completes the accommodation, with stylish fittings and a three-piece suite.

The property benefits from gas central heating and double-glazed windows throughout, ensuring warmth and energy efficiency. Externally, there is allocated parking, and the well-maintained communal gardens offer a peaceful retreat.

Located within close proximity to local amenities, transport links, and green spaces, this apartment offers a fantastic opportunity for first-time buyers, couples, or investors. Viewing is highly recommended.



Falinge Road, Rochdale, OL12 6RU  
Offers Over £135,000

 2  1  1  C

- First Floor Apartment
- Allocated Parking
- Leasehold
- 2 Bedrooms
- Spacious Living Area
- EPC Rating C
- Council Tax Band B
- Close to local amenities and School links

**Lounge/Kitchen**  
22'11" x 11'5" (7m x 3.5m)

**Bedroom 1**  
12'1" x 11'5" (3.7m x 3.5m)

**Bedroom 2**  
9'10" x 11'5" (3m x 3.5m)

**Bathroom**  
5'6" x 6'2" (1.7m x 1.9m )

